

STRATFORD PLANNING BOARD

2022-09-20 Business Meeting Minutes

MEMBERS PRESENT: Chase Cavazos, Rachel O'Meara, Vicki DeLalla, Harry Juergens, Denis Corbeil, Bruce Blodgett, Bob Eich, Secretary Clayton Macdonald

PUBLIC PRESENT: Steve LaFrance, Joshua Philips, Daniel Hebert, Missy Philips, Wayne & Kathy LaBatte, Thomas Whelan, Thomas Gorton, Bill Noons, Richard & Kristen Walther.

MEETING CALLED TO ORDER: 18:30

1. Chase introduced himself and the Board.
2. Harry/Vicki moved to accept the Campground at Trailside Lodge (CTL) subdivision application as complete. Discussion. Accepted as complete, 5/0
3. Chase recessed the business meeting to hold the public hearing for CTL subdivision.
4. Resumed business meeting: 19:04
5. Discussed if DES considered endangered species as part of its permitting process. Steve said that its normal procedure was to refer to a database of known observations, and that there is usually no ground-proofing for individual permit applications.
6. Further permitting process details were discussed.
7. Discussed the letter of credit compared to bonds. Chase/Harry moved to demand an updated letter totaling \$210k to include the cost of the arch culvert, approved 5/0. Mr. Hebert agreed to provide a letter in that amount.
8. Rachel noted that the final plan must show the road maintenance/liability waiver.
9. Discussed the increased traffic issues consequent to this housing development and related local recreational development. Congestion, noise, safety, impact on community values and social environment, and cost to the Town were highlighted. Condition of Bog Road was discussed and the accelerated need for it to be rebuilt were considered. Mr. Philips said his campground had strong rules for camper behavior and that he was devoted to working cooperatively with the Town.
10. Vicki asked about the timeline for completion of the subdivision's road. Mr. Philips said by the end of next season. Rachel noted that the subdivision regulations allow 2 years with provision for extension.
11. Chase/Vicki moved to conditionally approve the CTL subdivision, approved 5/0.
12. Harry/Chase moved to allow CTL to start cutting wood for its road corridor, approved 5/0
13. Discussed application for larger garage building on Map 235 Lot 021, along the private road section of Potato Hill; Chase/Harry moved to recommend, approved 5/0.
14. Rachel updated the Board concerning the Site Plan Regulation committee's progress. Said that Kaela Tavares of NCC would be submitting her comments in early October and projected a possible January '23 timeline for the public hearing.
15. Harry updated the Board on the 584 Bog Rd driveway. Bruce expressed concern about driveway permitting procedures.

16. Reviewed minutes of 22-08-16. Approved, Rachel/Denis 5/0.
17. Meeting adjourned, Harry/Denis 5/0 @ 20:04
18. NEXT MEETING: 2022-10-18 @ 18:30.

Planning Board Agenda 2022-09-20

1. Trailside Lodge subdivision, Map 232 Lot 031 application
[Recess for Public Hearing, if application is accepted as complete.]
2. Discussion of Trailside Lodge subdivision.
3. New construction on Class VI road: Potato Hill Garage
4. Site Plan committee report
5. Driveway report
6. Other Business
7. Minutes
8. Public Comment at Chair's option.

Project List:

CIP

Site Plan Regulations

Excavations (RSA 155)

Review List:

Procedures

Subdivision regulations

Master Plan